

LANDSCAPE NOTES:

1. A Tree Permit is required for all removal of all trees, protected and unprotected.
2. Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
3. All plant substitutions are subject to City approval and must be specified on the approved landscape plan.
4. Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the City.
5. Trees must be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls and/or other structures. The City has final approval for all tree placements.
6. Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
7. Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming, or devise drainage practices, and contact the City Landscape Architect at 972-335-5540 prior to planting.
8. Trees shall not be planted deeper than the base of the "trunk flare".
9. The tree pit shall be backfilled with native topsoil free of rock and other debris.
10. Burlap, twine and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
11. Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
12. A 3"-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
13. No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
14. Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
15. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
16. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
17. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
18. Trees planted on a slope shall have the soil stain at the average grade of slope.

19. No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover or some type of fixed paving.
20. The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
21. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the City of Frisco.
22. Landscape and open areas shall be kept free off trash, litter and weeds.
23. An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
24. No plant material shall be allowed to encroach on right-of-way, sidewalks or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
25. No planting areas shall exceed 3:1 slope. 3' horizontal to 1' vertical.
26. Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
27. All walkways shall meet A.D.A. and T.A.S. requirements.
28. Contact City of Frisco Planning Department at 972-335-5540 for landscape inspection. Note landscape installation must comply with approved landscape plans prior Final Acceptance by the City and/or obtaining a Certificate of Occupancy.
29. Final inspection and approval of screening walls, irrigation and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts and other appurtenances, to be accessible, adjusted to grade and to the City of Frisco's Public Works Department standards.
30. Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts and other utility appurtenances with flagging for field verification by the Public Works Department.

Include following for trees to remain on site.

TREE PROTECTION NOTES

1. Prior to construction the owner, engineer, or contractor must apply for a Tree Permit to transplant or remove any tree in the City of Frisco, per Ordinance No. 00-10-05. Contact the Planning Department for a Tree Permit at 972-335-5540
2. All trees which are to remain on site shall be protected with a 4 foot tall brightly colored plastic fence, or where approved, silt fence, placed at the drip line of the trees.

3. Prior to the pre-construction meeting or obtaining a grading permit, all tree markings and protective fencing and standard erosion control measures must be installed by the owner and be inspected by the Planning Department
4. No equipment shall be cleaned or other liquids deposited or allowed to flow overland or subterranean within the limits of the critical root zone of trees which remain on site. This includes paint, oil, solvents, asphalt, concrete, concrete equipment wash water, mortar or similar materials.
5. No signs, wires, or other attachments other than those of a protective nature shall be attached to any tree to remain on site.
6. No vehicular or construction equipment shall park or drive within the limits of the drip line.
7. No grade changes in excess of 3 inches (cut or fill) shall be allowed within the limits of the critical root zone, unless adequate construction methods are approved by city.
8. No trenching shall be allowed within the dripline of the tree unless approved by city.
9. Root pruning may be required in instances where construction activities occur within the drip line of the tree.
10. Any trees removed shall be chipped and used for mulch on site or hauled off-site. Burning of removed trees, stumps, or foliage requires written approval by the Fire Department.
11. All tree maintenance techniques shall be in conformance with industry identified standards.
12. No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.

LANDSCAPE ARCHITECT/ ARBORIST STATEMENT

"I _____ being a landscape architect or arborist attest that the identification and size of trees identified on this survey are correct and that all Protected Trees have been shown."

IRRIGATION NOTES:

1. Mainlines, valves, or control wires shall not be located in the City of Frisco Right of Way.
2. All systems shall have rain and freeze sensors. The sensors shall not be wired in-line. They shall be capable of working independently of each other.
3. Locate valves a minimum of 3 feet away from any storm sewer, water and sanitary sewer lines and 5 feet from City fire hydrants and water valves.

4. The bore depth under streets, drive aisles, and fire lanes shall allow two feet (minimum) from the bottom of paving to the top of the sleeve or greater if required to clear other utilities.
5. Any time heads are placed in such a manner as to be parallel and near a public water and sanitary sewer line; these heads shall be fed from stubbed laterals or bullheads. A minimum of 5 feet separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.
6. Irrigation system shall be designed to minimize runoff water from paved or landscaped areas.
7. All irrigation heads in the City of Frisco Right of Way shall utilize a swing joint connection.
8. No valves, backflow preventer assemblies quick couplers etc. shall be located closer than 10' from the curb at street or drive intersection.